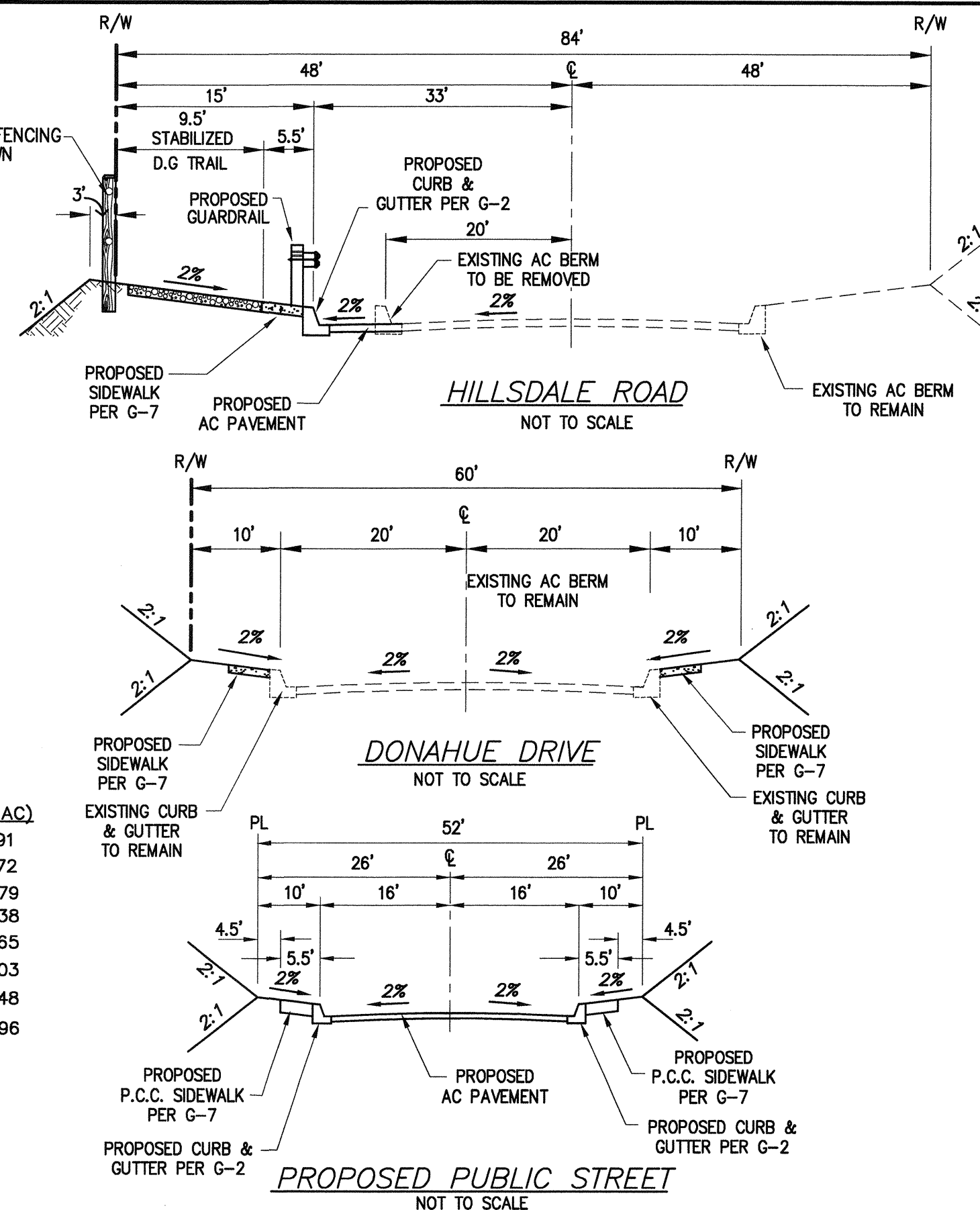


[illegible]

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	31.42	20.00
C2	83.65	476.00
C3	21.44	30.00
C4	36.36	48.00
C5	42.89	48.00
C6	57.55	48.00
C7	60.99	48.00
C8	26.74	48.00
C9	25.10	30.00
C10	68.07	424.00
C11	31.12	20.00

LOT	GROSS (AC)	NET (AC)
1	0.5191	0.5191
2	0.5172	0.5172
3	0.5479	0.5479
4	0.5238	0.5238
5	0.5065	0.5065
6	0.5003	0.5003
7	0.4548	0.4548
TOTAL	3.5696	3.5696

SCALE: 1"=40'



ITEM
SUBDIVISION BOUNDARY LINE
CUT SLOPE (2:1 MAX.)
FILL SLOPE (2:1 MAX.)
PROPOSED 8" PVC WATER MAIN
PROPOSED FIRE HYDRANT
PROPOSED 8" PVC SEWER MAIN
PROPOSED SEWER MANHOLE
PROPOSED SEWER SERVICE
PROPOSED WATER SERVICE
PROPOSED STREET LIGHT
PROPOSED STORM DRAIN C
PROPOSED TYPE 'B' CURB
PROPOSED STORM DRAIN P
PROPOSED CURB & GUTTER
PROPOSED SIDEWALK
PROPOSED D.G. TRAIL

1. NUMBER OF PROPOSED LOTS: BUILDABLE-7; OPEN SPACE-0
2. INITIATION OF SPECIAL ASSESSMENT ACT PROCEEDING IS NOT PROPOSED
3. PARK FEES TO BE PAID IN LIEU OF PARK LAND DEDICATION.
4. STREET LIGHTING TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.

COMMUNITY/SUBREGIONAL  
PLAN: VALLE DE ORC  
REGIONAL CATEGORY:  
CUDA

ASSOCIATED PERMITS: NONE

USE REGULATIONS	RF
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ANIMAL REGS	J
DENSITY	2
LOT SIZE	0.5
BUILDING TYPE	C
MAX FLR AREA	—
FLR AREA RATIO	—
HEIGHT	G
COVERAGE	—
SETBACK	G
OPEN SPACE	—
SPECIAL AREA REGS	—

SOURCE OF TOPOGRAPHY: MORENO AERIAL PHOTO SURVEYS  
(PROJECT 04-1195 DATED 04-28-04)

**BENCHMARK**  
DESCRIPTION : EC 0085  
ELEVATION= 339.579 M.S.L.

INTERSECTION WILLOW GLEN DR. 4' FROM P.P. NO 378312  
STD DISC IN CONCRETE MONUMENT WITH 5' ST FENCE POST  
RECORDED FROM COUNTY OF SAN DIEGO.

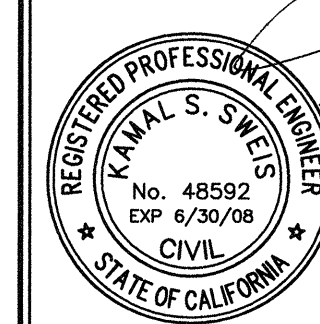
PRELIMINARY QUANTITIES:  
TOTAL CUT = 12,700± C.Y. MAX CUT SLOPE RATIO= 2:1  
TOTAL FILL = 6,300± C.Y. MAX. FILL SLOPE RATIO=2:1

WATER: OTAY MUNICIPAL WATER DISTRICT  
SEWER: OTAY MUNICIPAL WATER DISTRICT  
FIRE: SAN MIGUEL FPD  
POWER: SAN DIEGO GAS & ELECTRIC  
SCHOOL: CAJON VALLEY UNION - JUNIOR HIGH  
GROSSMONT UNION - HIGH SCHOOL

**SOLAR ACCESS:**  
ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PREPARED BY:

KAMAL S. SWEIS, RCE 48592



THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

### REFERENCED DRAWINGS

STREET IMPROVEMENTS T.M. 3584-2  
STREET IMPROVEMENTS T.M. 4685-1

